178.0	0007	0027.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	673,600 /	673,600
USE VALUE:	673,600 /	673,600
ASSESSED:	673,600 /	673,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
107		DOW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EDMONDS PHILIP
Owner 2:	
Owner 3:	
Street 1:	107 DOW ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JUR LLC -
Owner 2:	-
Street 1:	14 BENJAMIN ROAD
Twn/City:	LEXINGTON
St/Prov:	MA Cntry
Postal:	02421

NARRATIVE DESCRIPTION

This parcel contains .129 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Wood Shingle Exterior and 1536 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5600.000	261,700	300	411,600	673,600
Total Card	0.129	261,700	300	411,600	673,600
Total Parcel	0.129	261,700	300	411,600	673,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 438.54 | /Parcel: 438.54

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	121040
GIS Ref	
GIS Ref	
Insp Date	07/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 178.0-0007-0027.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	261,700	300	5,600.	411,600	673,600		Year end	12/23/2021
2021	101	FV	252,800	300	5,600.	411,600	664,700		Year End Roll	12/10/2020
2020	101	FV	252,800	300	5,600.	411,600	664,700	664,700	Year End Roll	12/18/2019
2019	101	FV	208,500	300	5,600.	411,600	620,400	620,400	Year End Roll	1/3/2019
2018	101	FV	210,000	0	5,600.	346,900	556,900	556,900	Year End Roll	12/20/2017
2017	101	FV	210,000	0	5,600.	317,500	527,500	527,500	Year End Roll	1/3/2017
2016	101	FV	210,000	0	5,600.	270,500	480,500	480,500	Year End	1/4/2016
2015	101	FV	197,100	0	5,600.	235,200	432,300	432,300	Year End Roll	12/11/2014

!14032!

PRINT

Date	Time
12/30/21	18:12:52

LAST REV

Date	Time
06/08/21	12:29:37
jorourke	

USER DEFINED

Prior Id # 1:	121040
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14032

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JUR LLC,	63591-506		5/9/2014		580,000	No	No		
ROUSSEL MARK R	50244-358		10/18/2007	Family	10	No	No		
	10010-39		4/2/1962			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/24/2010	2339	Re-Roof						

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2018	Meas/Inspect	CC	Chris C
12/1/2008	Entry Denied	345	PATRIOT
1/4/2000	Mailer Sent		
12/27/1999	Measured	163	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5600		Sq. Ft.	Site		0	70.	1.05	7									411,600						411,600	

Total AC/HA:	0.12856	Total SF/SM:	5600	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	411,600	Spl Credit		Total:	411,600

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	CREAM
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	80000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	321446
Depreciation:	59789
Depreciated Total:	261657

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4			Baths: 1				HB 2		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

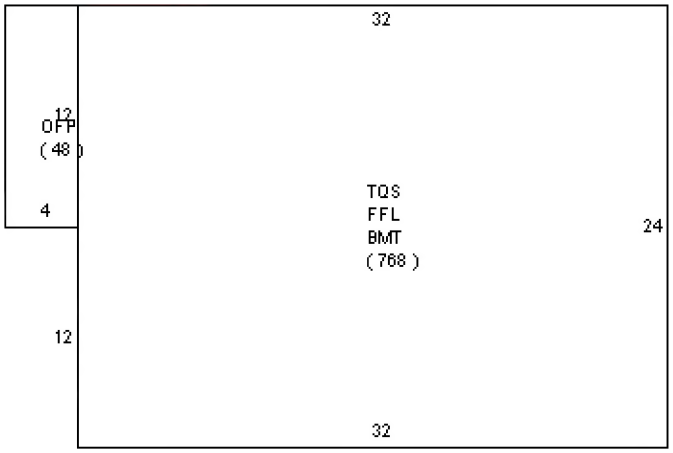
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	148.49
Special Features:	0	Val/Su Net:	121.16
Final Total:	261700	Val/Su SzAd	194.72

SKETCH



Sum Area By Label :
TQS = 768
FFL = 768
BMT = 768
OFP = 48

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	51.780	39,770
FFL	First Floor	768	148.490	114,037
TQS	3/4 Story	576	148.490	85,527
OFP	Open Porch	48	44.000	2,112

Net Sketched Area:	2,160			Total:	241,446
Size Ad	1344	Gross Area	2352	FinArea	1536

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 178.0-0007-0027.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X10	A	AV	1980	6.00	T	31.2	101			300			300

More: N	Total Yard Items:	300	Total Special Featues:		Total: 300